



GARDENS NEIGHBORHOOD ASSOCIATION

John O. Limon
908 Calle Limon
Austin, Texas 78702

April 19, 2017

Re: Support for Variance Request for Reduced Street Side Yard Setback at 2800 Prado Street

Dear Board of Adjustment Commissioners:

The Gardens Neighborhood Association, writes to express our wholehearted support for the variance requested on behalf of the Guadalupe Neighborhood Development Corporation, to reduce the street side yard setback, from 15 feet to 5 feet, for the property located at 2800 Prado Street.

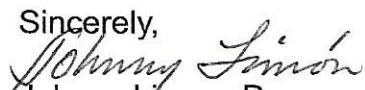
We agree with the owner and their architect, that 2800 Prado Street is only technically adjacent to Pleasant Valley Road, and should not be required to provide a 15-foot street side yard setback. The property is 78' from the side street, Pleasant Valley Road, and is separated from that street by a very large drainage channel, and a large parcel of vacant, city-owned right of way. As such, the reason for a 15' side yard setback, does not apply to this lot. Because the considerable distance between the lot and the side street, safety is not an issue.

Additionally, a home with typical dimensions cannot be located 15 feet from the west property line, because of two large protected trees. These trees govern the placement of the driveway, the primary home, and the rear, fully accessible secondary apartment.

Whereas, it may not be a standard factor affecting your determination, we strongly believe that because both homes will be affordable for 99 years, to households with incomes at or below 50% of the Austin Median Income, is worthy of special consideration.

We urge you to grant the request to allow a 5' side yard setback on the west side of this property.

Sincerely,


Johnny Limon- Pres.

Gardens Neighborhood Association

Letter of Support for Guadalupe Neighborhood Development
Corporation

April 18, 2017

Dear Commissioners of the Board of Adjustment:

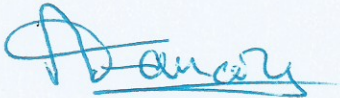
On behalf of the Govalle Neighborhood Association (GNA), please accept this letter in support of the variance requested by the Guadalupe Neighborhood Development Corporation (GNDC) for the property being developed at 2800 Prado. Specifically, we support their request to change the street side yard setback from 15' to 5'.

The west property line of 2800 Prado is separated from the adjacent side street, Pleasant Valley Road, by 78' of drainage channel and vacant city-owned land. This considerable distance renders moot the safety concern addressed by the 15' setback.

By granting GNDC the 5' side setback variance they seek, the Govalle neighborhood will gain two affordable houses for families with incomes at or below 50% of the Austin MFI. The GNA wholly supports this GNDC project and we are big fans of the work they do in keeping our longtime Govalle residents living in the Govalle neighborhood.

Please grant the GNDC request to allow a 5' side yard setback for the west side of the 2800 Prado development.

Many thanks,



Nine Francois – Co-Chair
Govalle Neighborhood Association

Govalle/Johnston Terrace Neighborhood Plan Contact Team
"Strength In Unity"

March 23, 2017

Dear Board of Adjustments members,


Please accept this letter on behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact Team as an expression of our

support for GNDC's variance application at 2800 Prado Street.

Upon presentation and review, we consider this GNDC project to be a valuable investment that will contribute to the long-term affordability and preservation of our Neighborhood.

Please don't hesitate to contact me via email or phone should you need more assistance. I want to thank you for providing affordable housing in our planning area on behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact Team.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Llanes". The signature is written in dark ink and is positioned above the printed name and contact information.

Daniel Llanes, Coordinator
Govalle/Johnston Terrace Neighborhood Contact Team
512-431-9665
dllanesrb@earthlink.net